

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 10 TO LEASE NO. GS-04B-48850
ADDRESS OF PREMISES 2805 SW 145 th Avenue, Miramar, FL 33027	PDN Number: NA

THIS AMENDMENT is made and entered into between Miramar GSA ICE, LLC

whose address is: 1 North Wacker Dr. Ste 4025
Chicago, IL 60606-2807

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective March 1, 2019, as follows:

The purpose of this Lease Amendment is to provide for an expansion to the leased premises of an (b) (4) surface parking spaces adjacent to the above mention leased location.

I. Paragraph 1 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:

1. The Lessor hereby leases to the Government the following described premises:

(b) (4)

This Lease Amendment contains 3 pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

(b) (6)
Signature: _____
Name: Thomas M. Cicotello
Title: Authorized Signatory
Entity Name: Miramar GSA ICE, LLC
Date: 12 MARCH 2019

FOR THE GOVERNMENT:

(b) (6)
Signature: _____
Name: DANIEL DAIN
Title: Lease Contracting Officer
GSA, Public Buildings Service
Date: 3-14-2019

WITNESSED FOR THE LESSOR BY:

(b) (6)
Signature: _____
Name: Brian R Orr
Title: Authorized Signatory
Date: 3/12/2019

II. Paragraph 2 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:

2. TERM:

A. TO HAVE AND TO HOLD the said premises with their appurtenances for [REDACTED] years firm term beginning on [REDACTED] subject to termination and renewal rights, as may be hereinafter set forth.

B. (b) (4)

III. Paragraph 3 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby amended with the following:

3. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

FIRM TERM 3/1/2019 - 9/27/2025	
ANNUAL RENT	
SHELL RENT ¹	(b) (4)
TENANT IMPROVEMENTS RENT ²	
OPERATING COSTS ³	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) ⁴	
PARKING ⁵	
PARKING ⁶	
TOTAL ANNUAL RENT	

¹Shell rent calculation:

(Firm Term) (b) (4) RSF multiplied by (b) (4) RSF

²The Tenant Improvement Allowance of (b) (4) is amortized at a rate of (b) (4) percent per annum over (b) (4) years.

³Operating Costs rent calculation: (b) (4) per RSF multiplied by (b) (4) RSF. Operating rent is inclusive of CPI through (b) (4).

⁴Building Specific Amortized Capital (BSAC) of (b) (4) are amortized at a rate of (b) (4) percent per annum over (b) (4) years and (b) (4) months.

⁵Parking costs are for (b) (4) secured and (b) (4) general parking spaces reflecting a rate of (b) (4) per parking space per month.

⁶Parking costs are for (b) (4) additional general parking spaces reflecting a rate of (b) (4) per space per month upon completion and acceptance by the Government.

IV. Paragraph 4 of Standard Form 2 of the Lease and all subsequent Lease Amendments is hereby deleted in its entirety and replaced as follows:

4. The Government may not terminate this lease during the firm term.

V. Waiver of Restoration. Lessor shall have no right to require the Government to restore the Premises upon termination of the Lease, and waives all claims against the Government for waste, damages, or restoration arising from or related to (a) the Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as (b) any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government. At its sole option, the Government may abandon property in the Space

INITIALS:

JMC
LESSOR

&

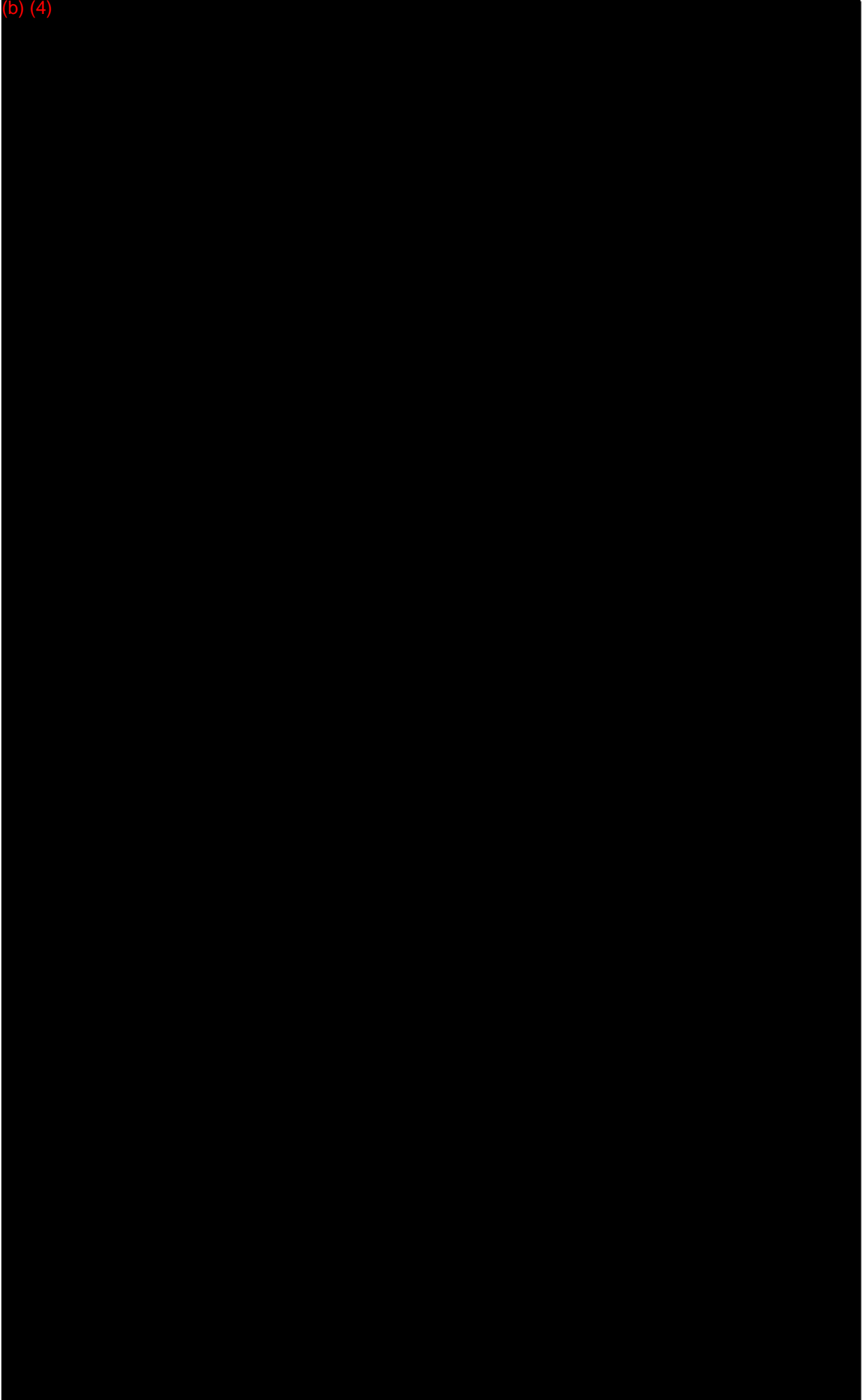
D. J. S.
GOVT

following expiration of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

VI. Attachments: Exhibit A - Site Plan (22 pages)

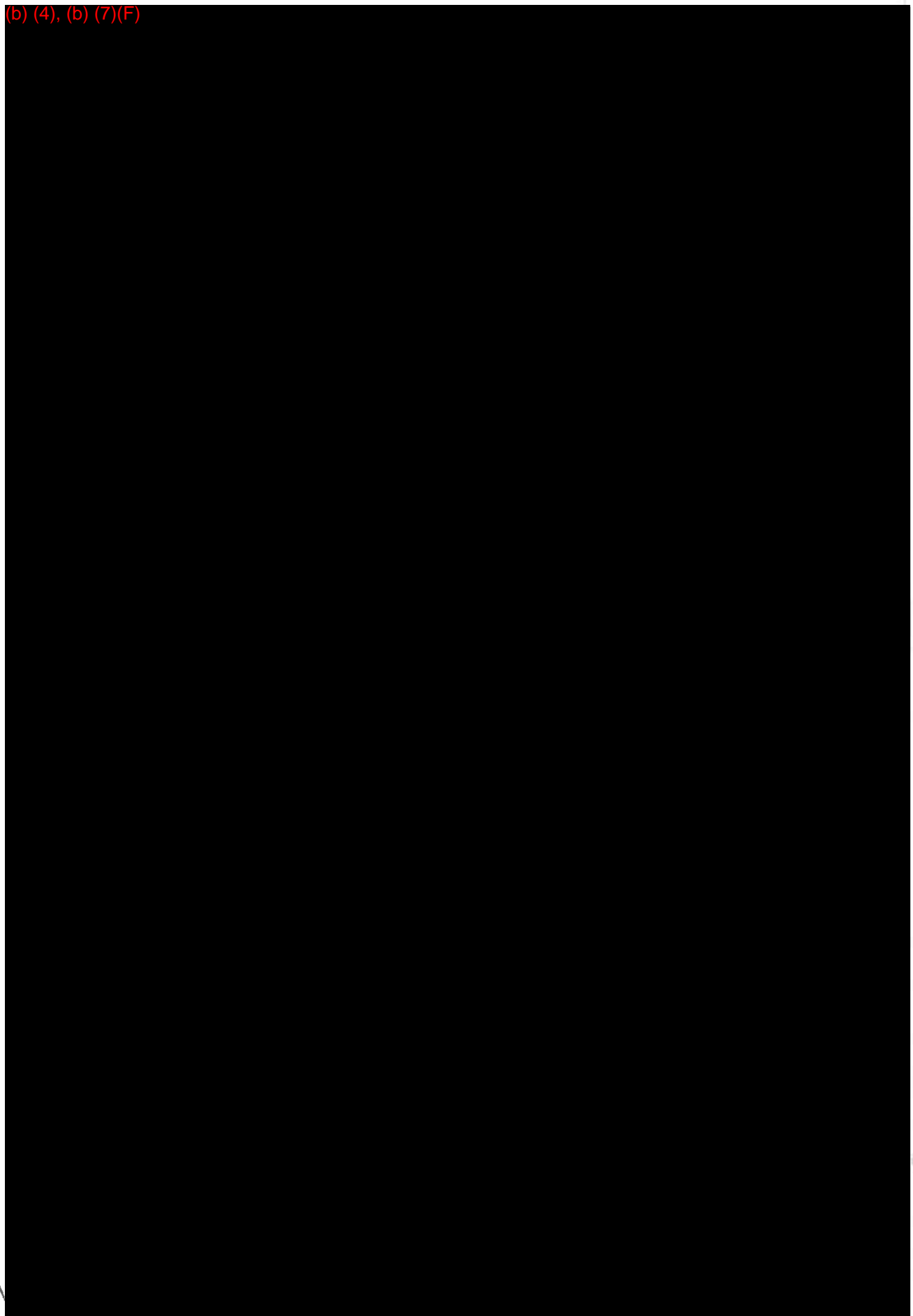
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INITIALS: Jim C & DJG
LESSOR GOVT



W
C
DB

(b) (4), (b) (7)(F)



2025

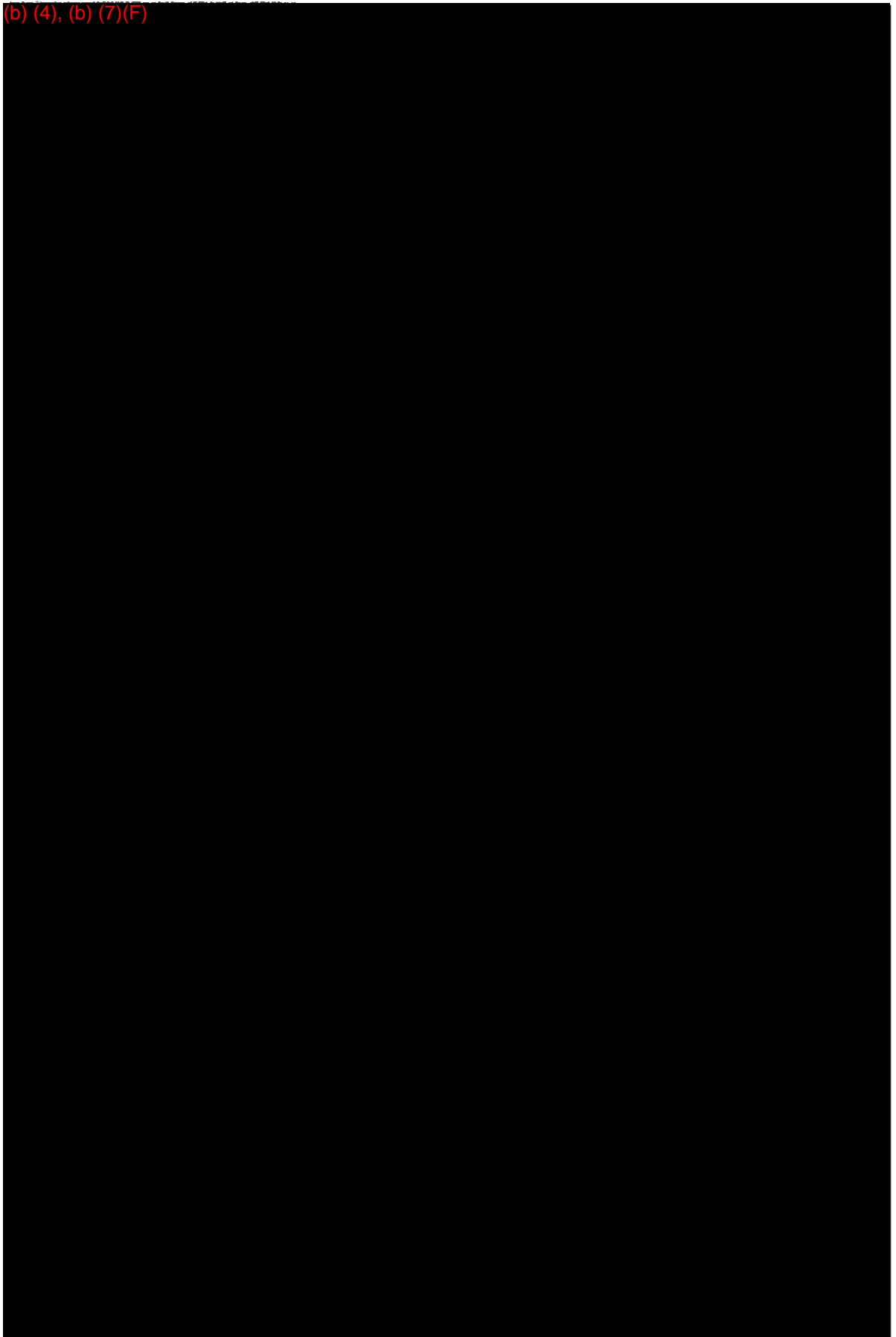
(b) (4), (b) (7)(F)

12/5/5

(b) (4), (b) (7)(F)

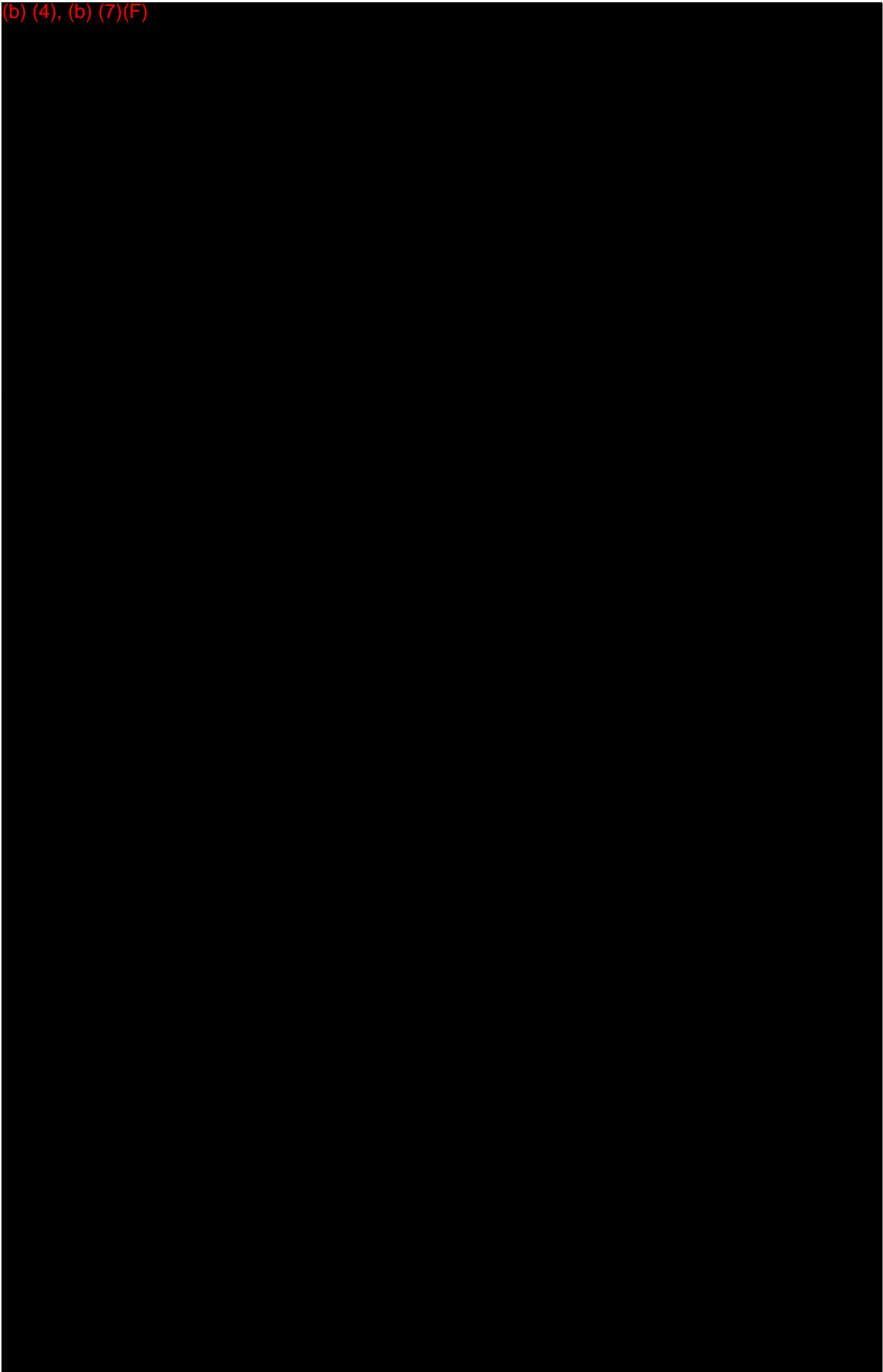
MS

(b) (4), (b) (7)(F)



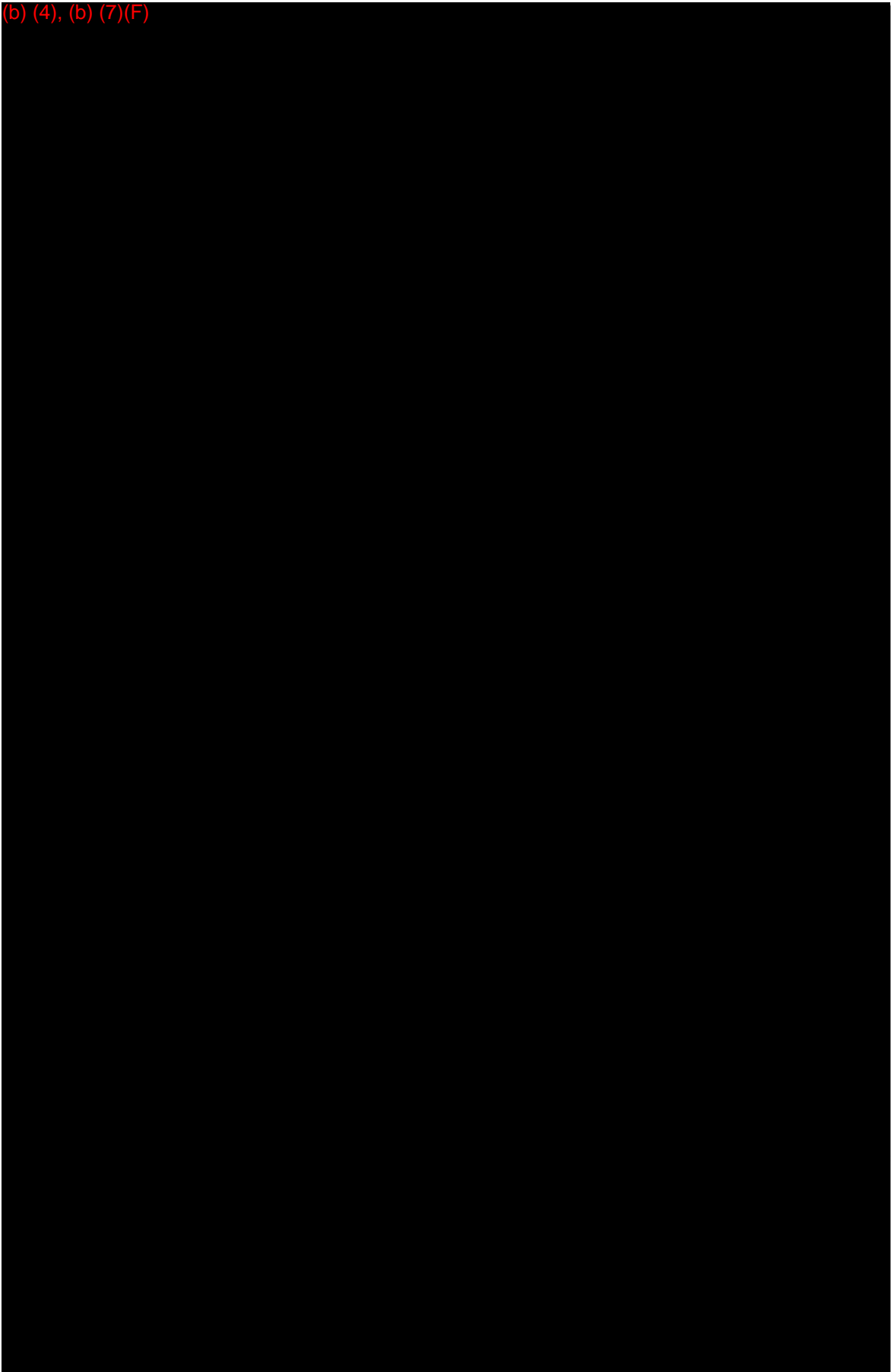
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(b) (4), (b) (7)(F)



10/26

(b) (4), (b) (7)(F)

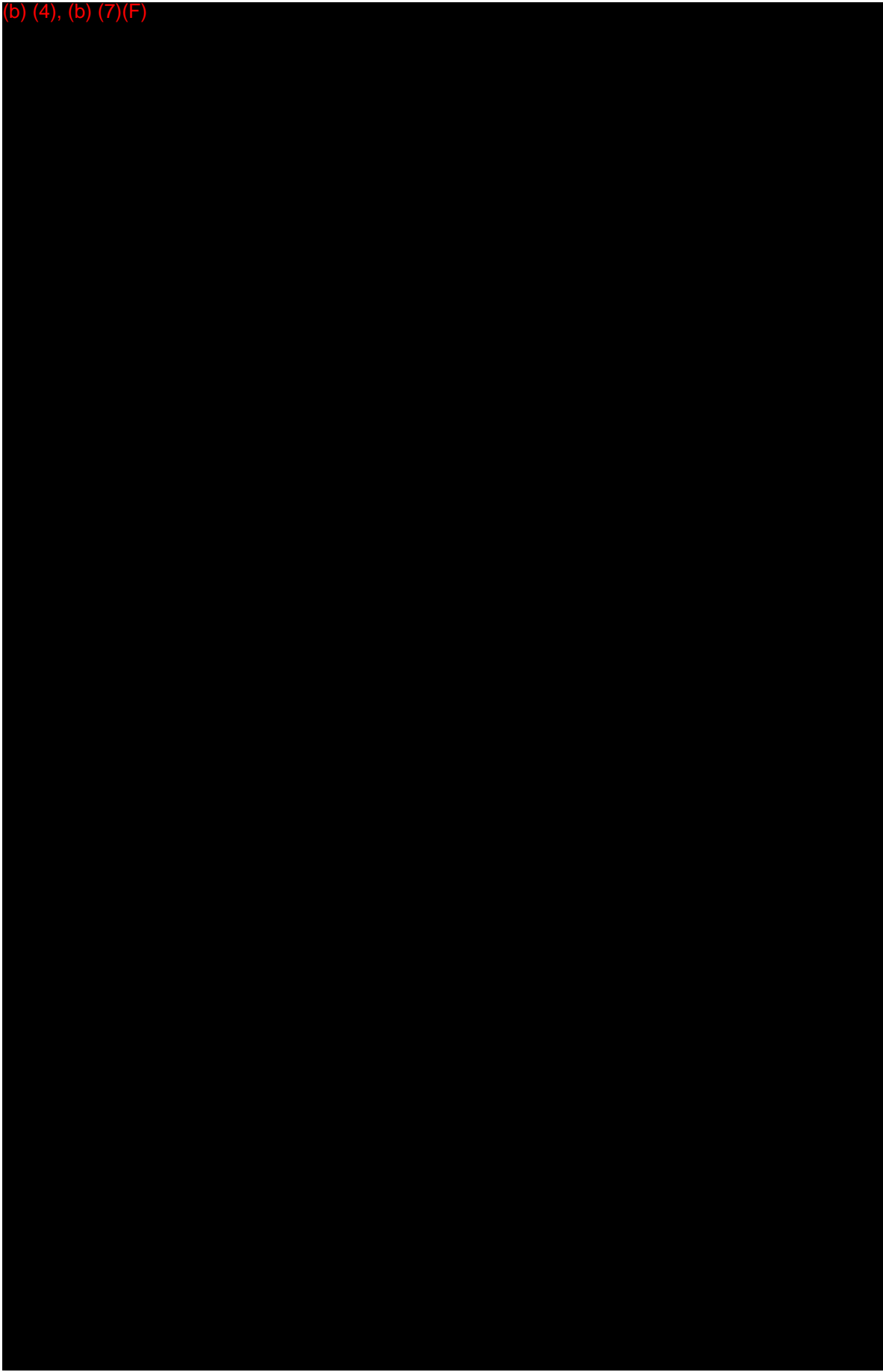


Page 12

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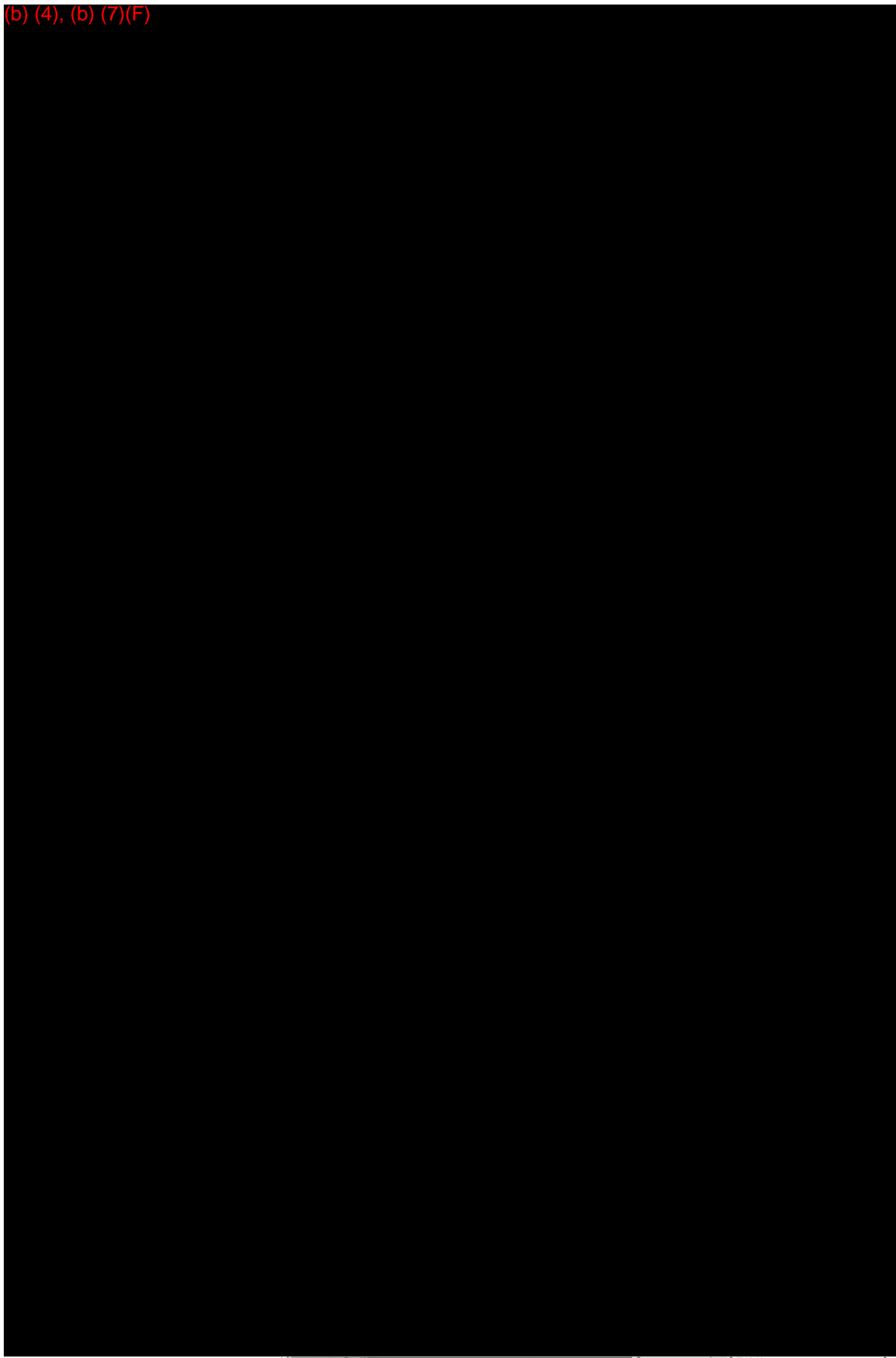
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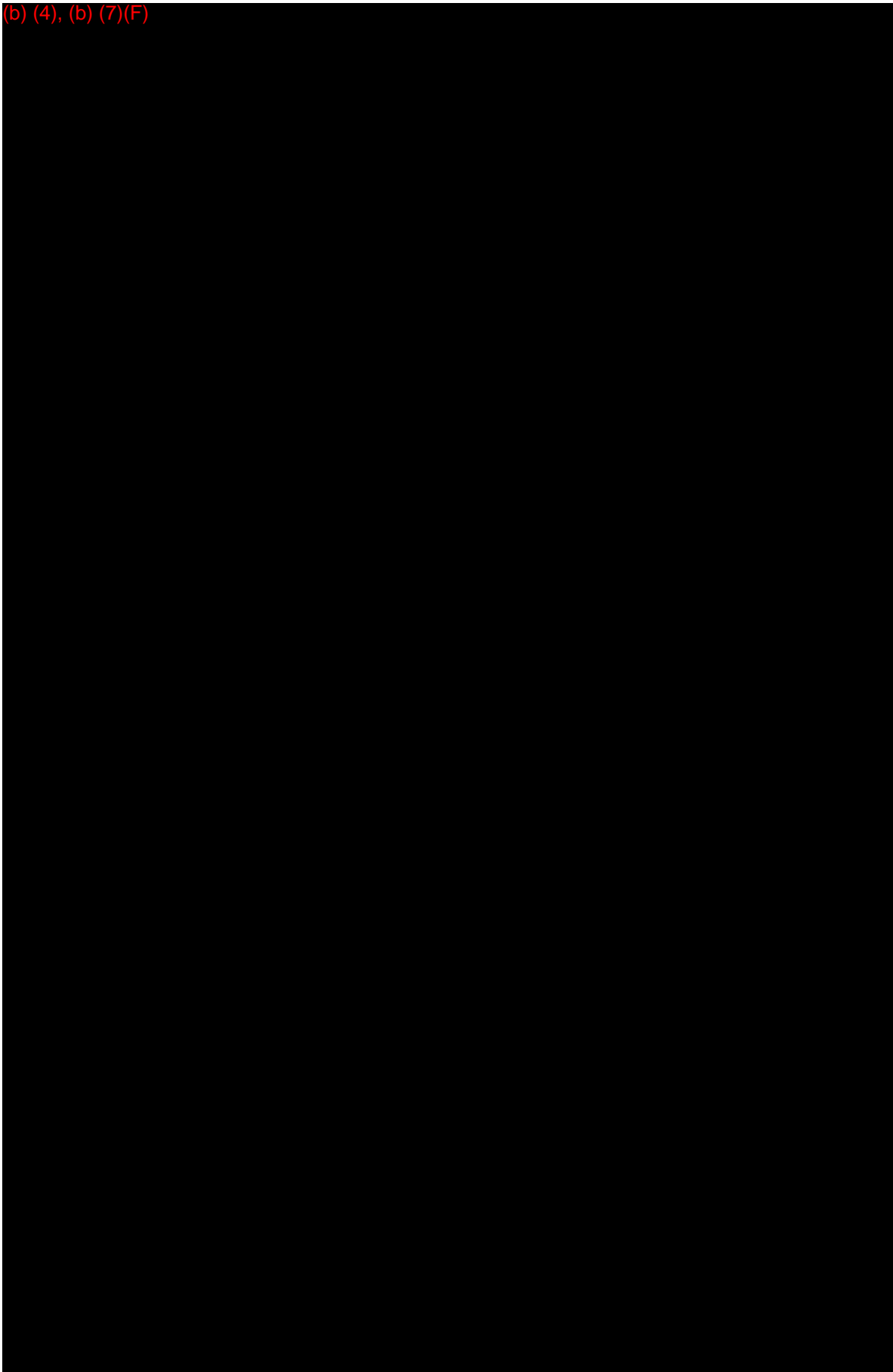
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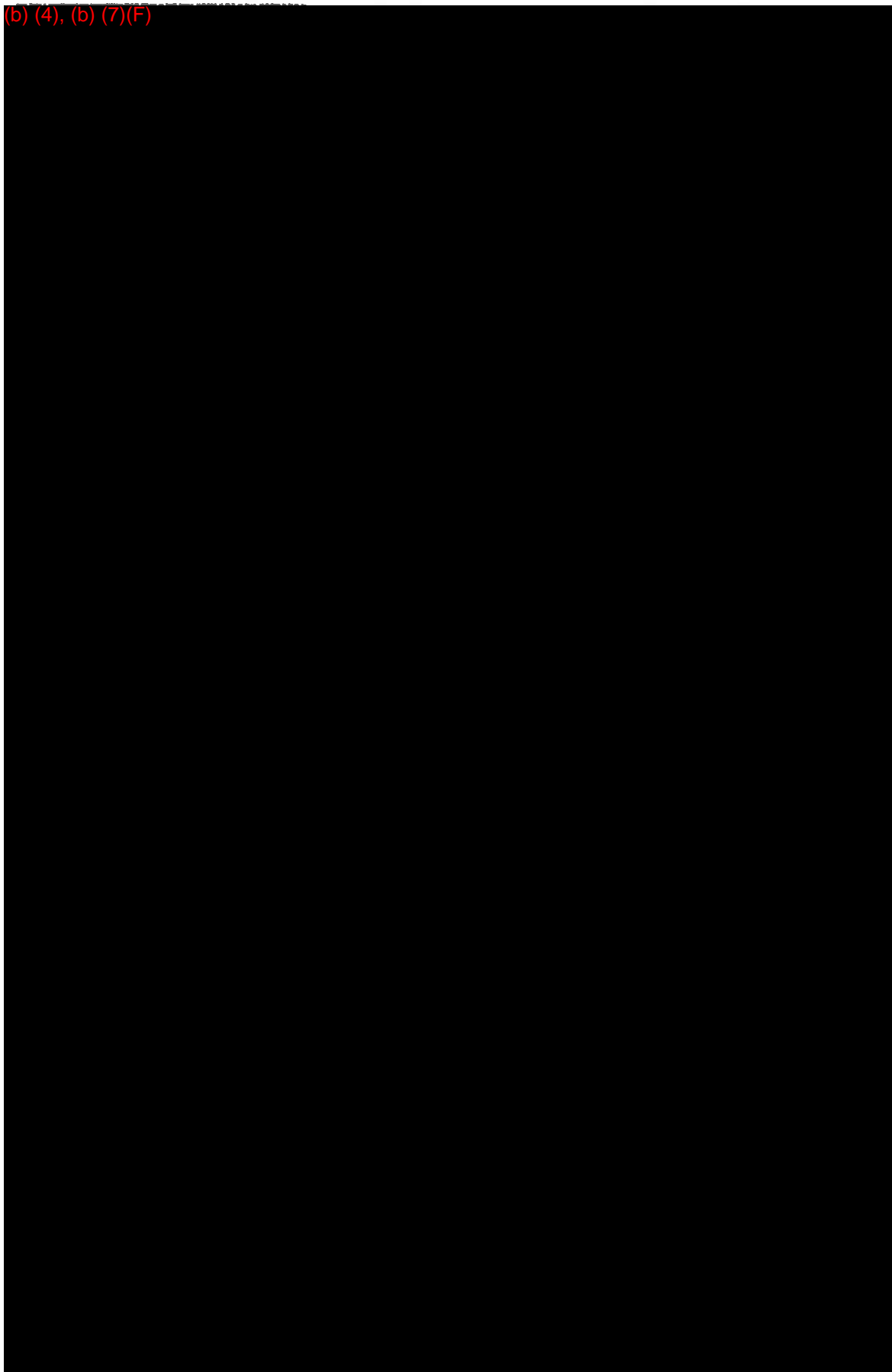
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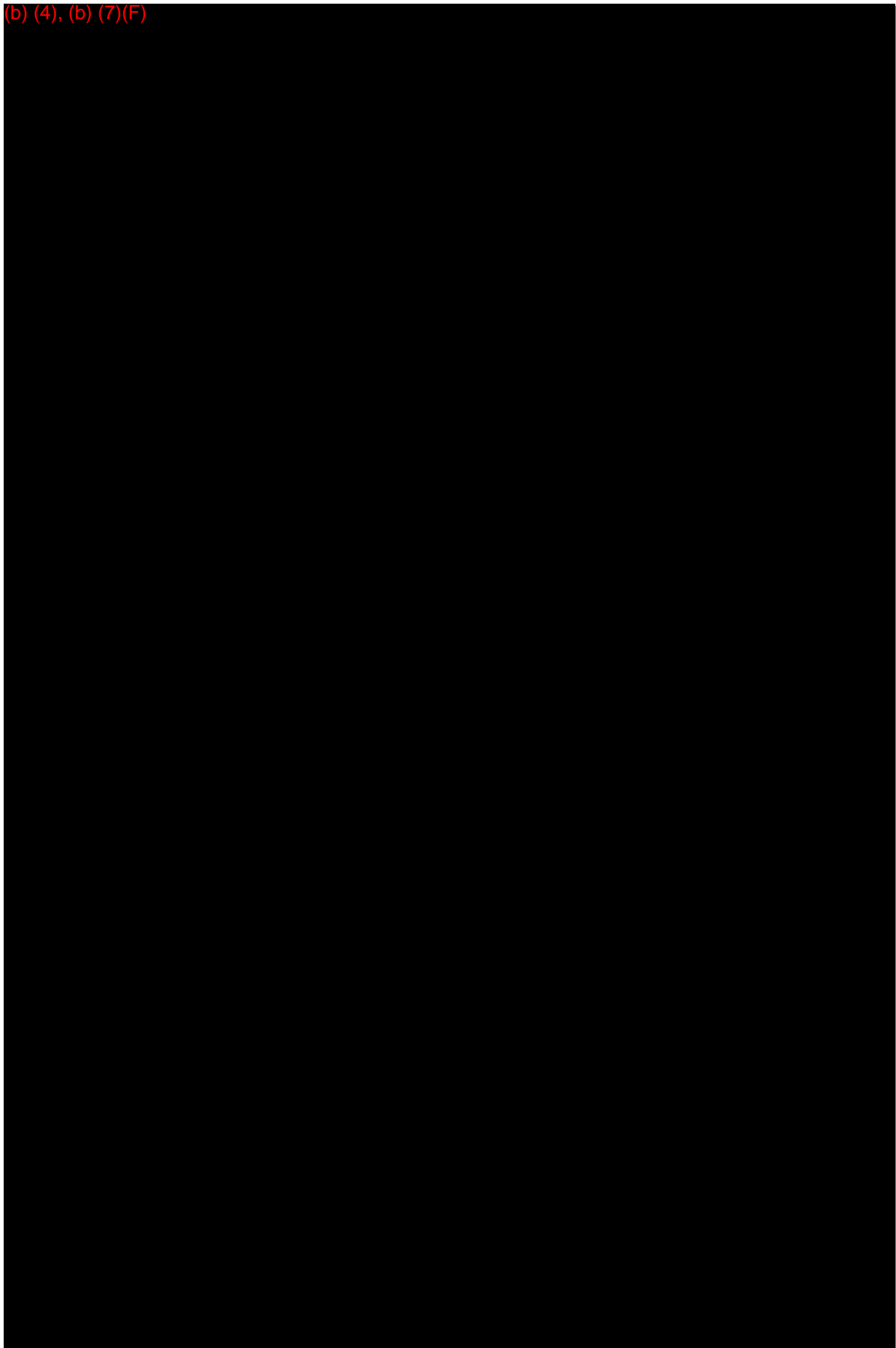
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(b) (4), (b) (7)(F)



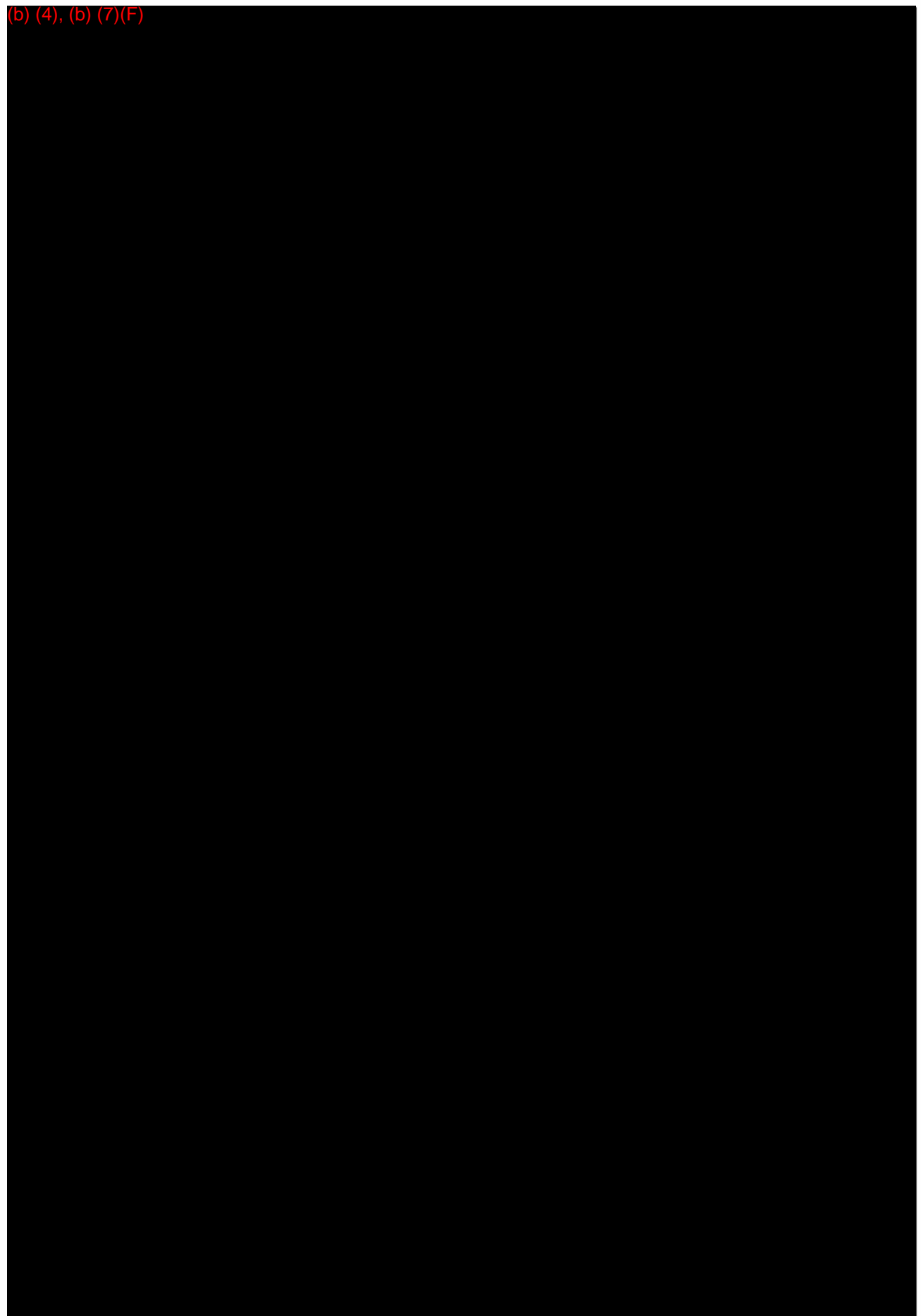
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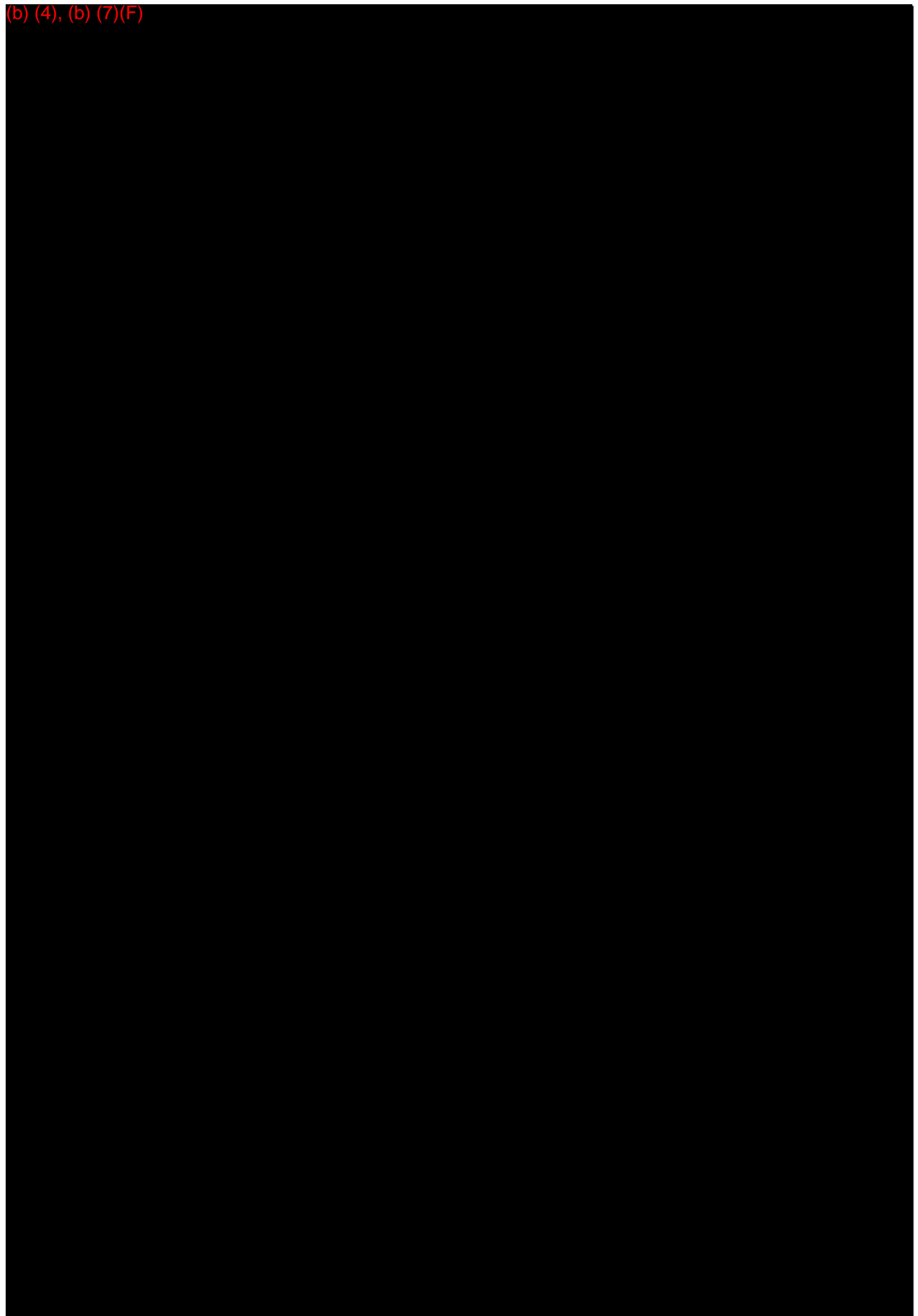
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(b) (4), (b) (7)(F)



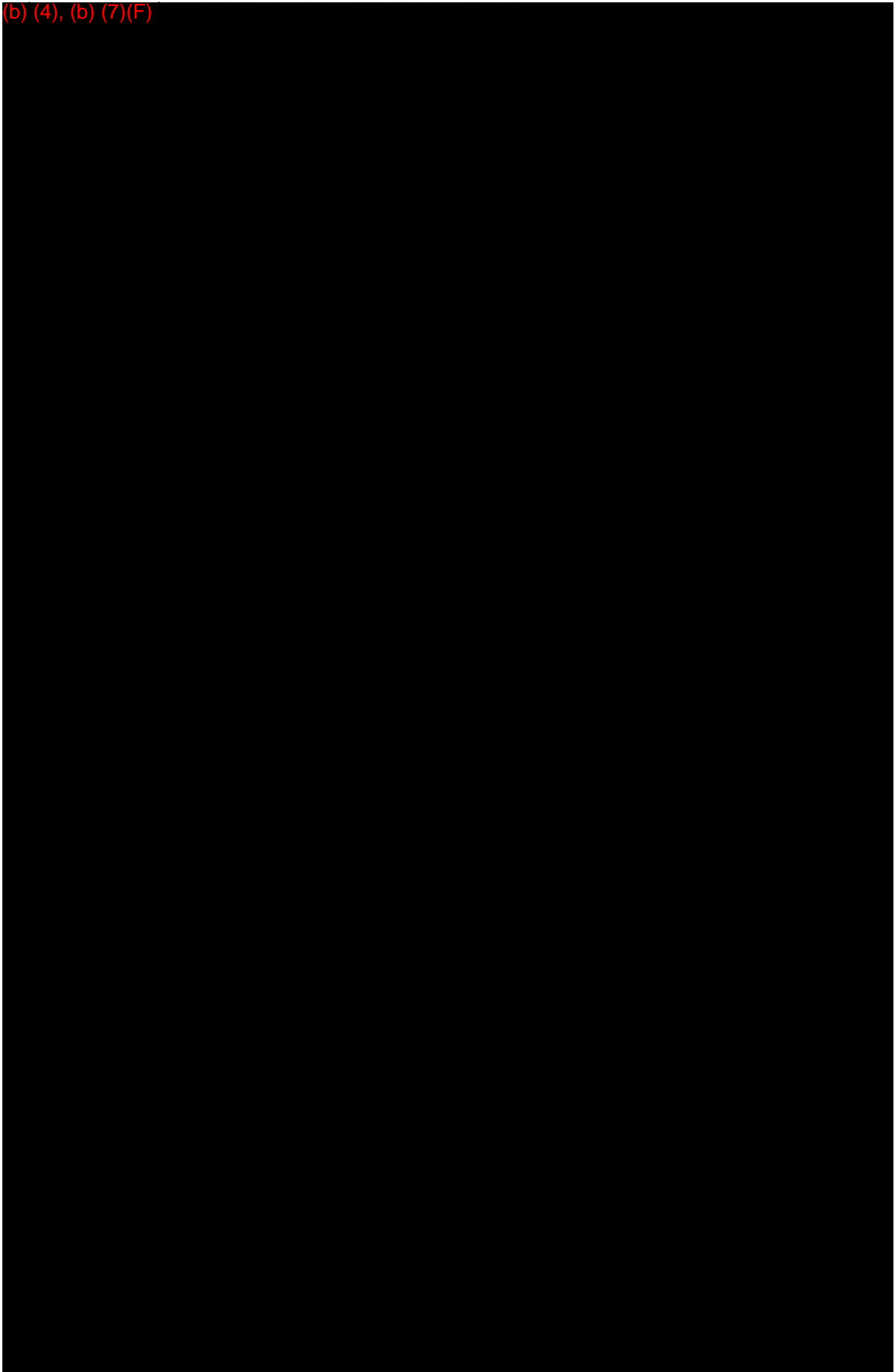
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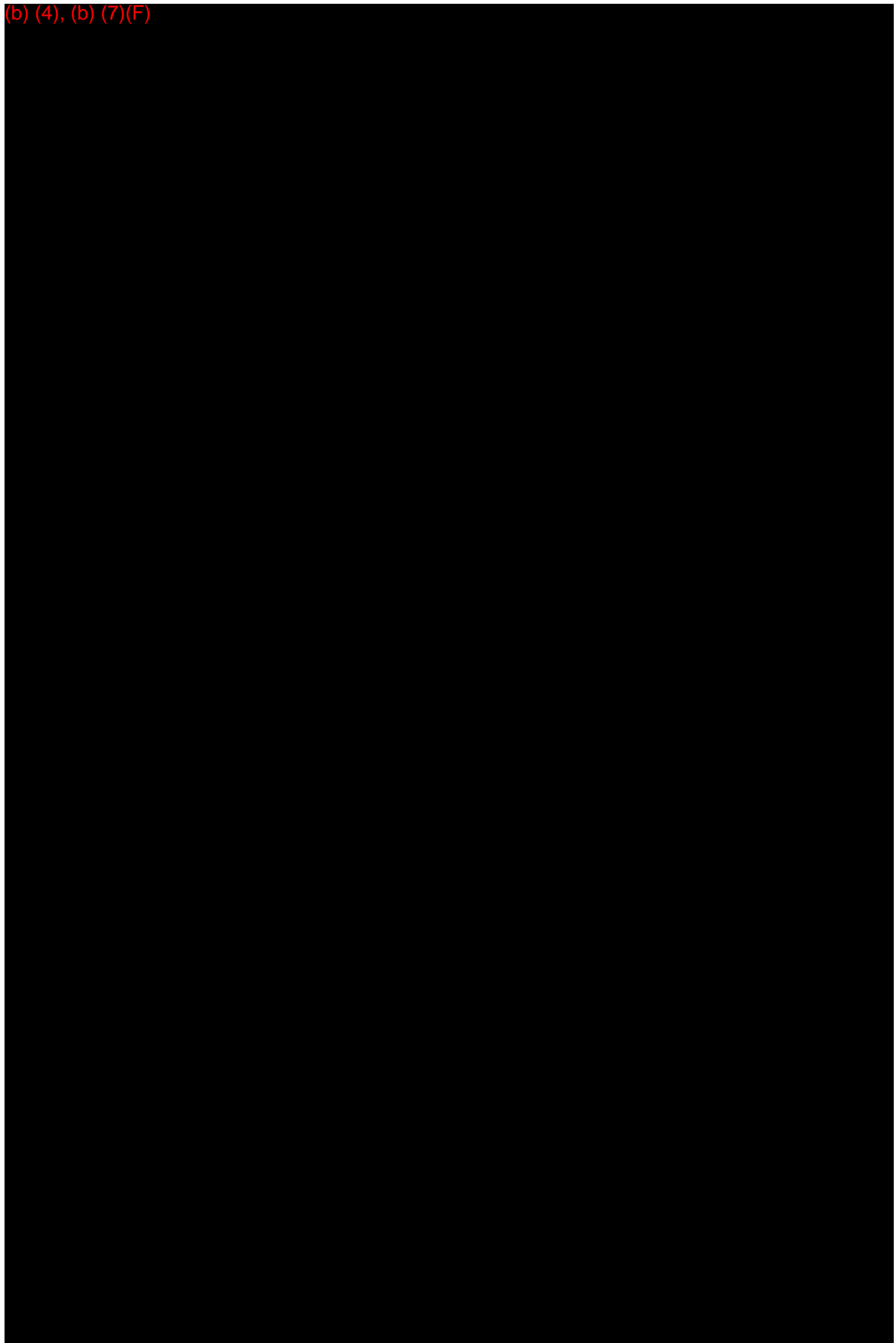
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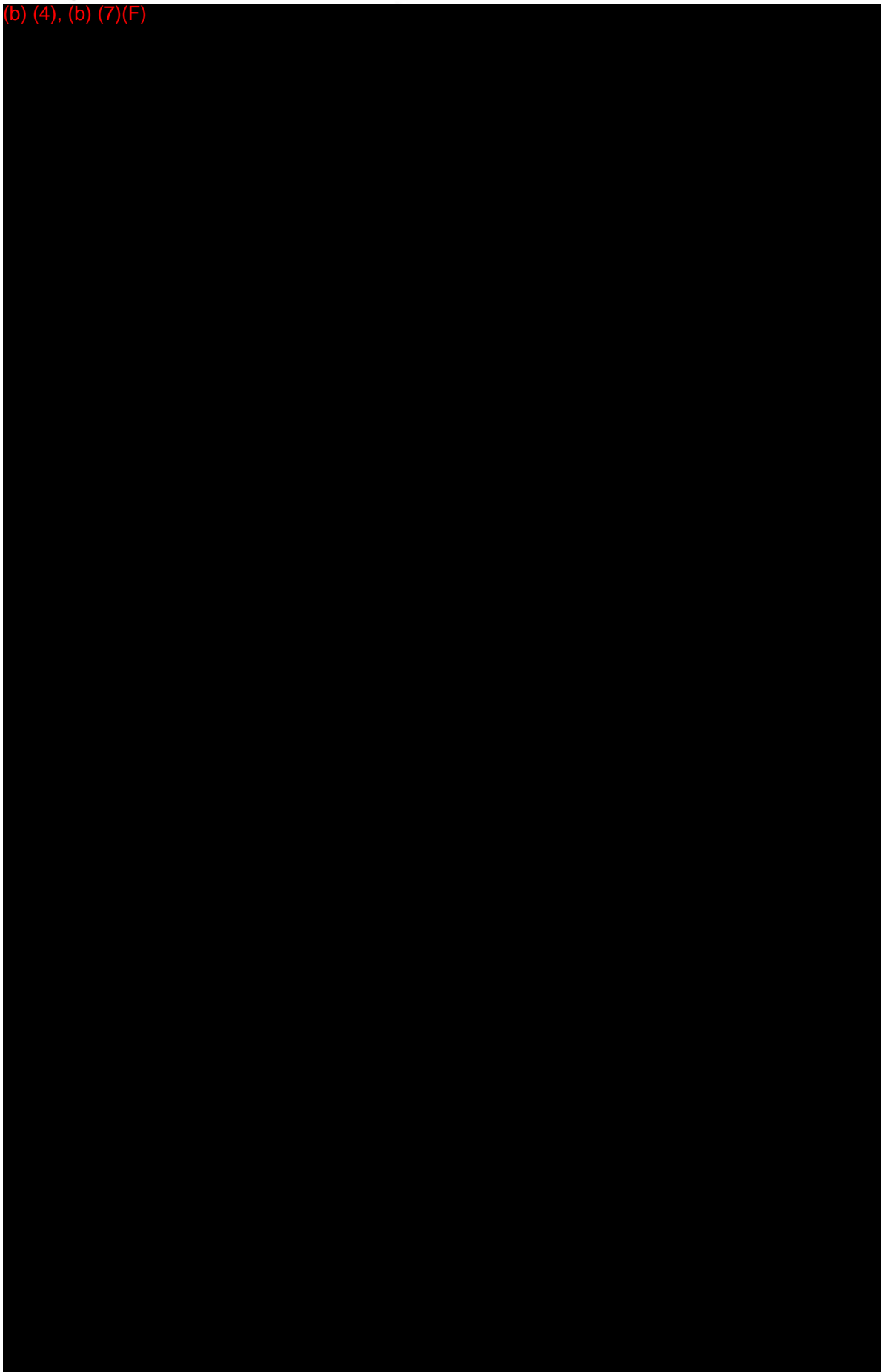
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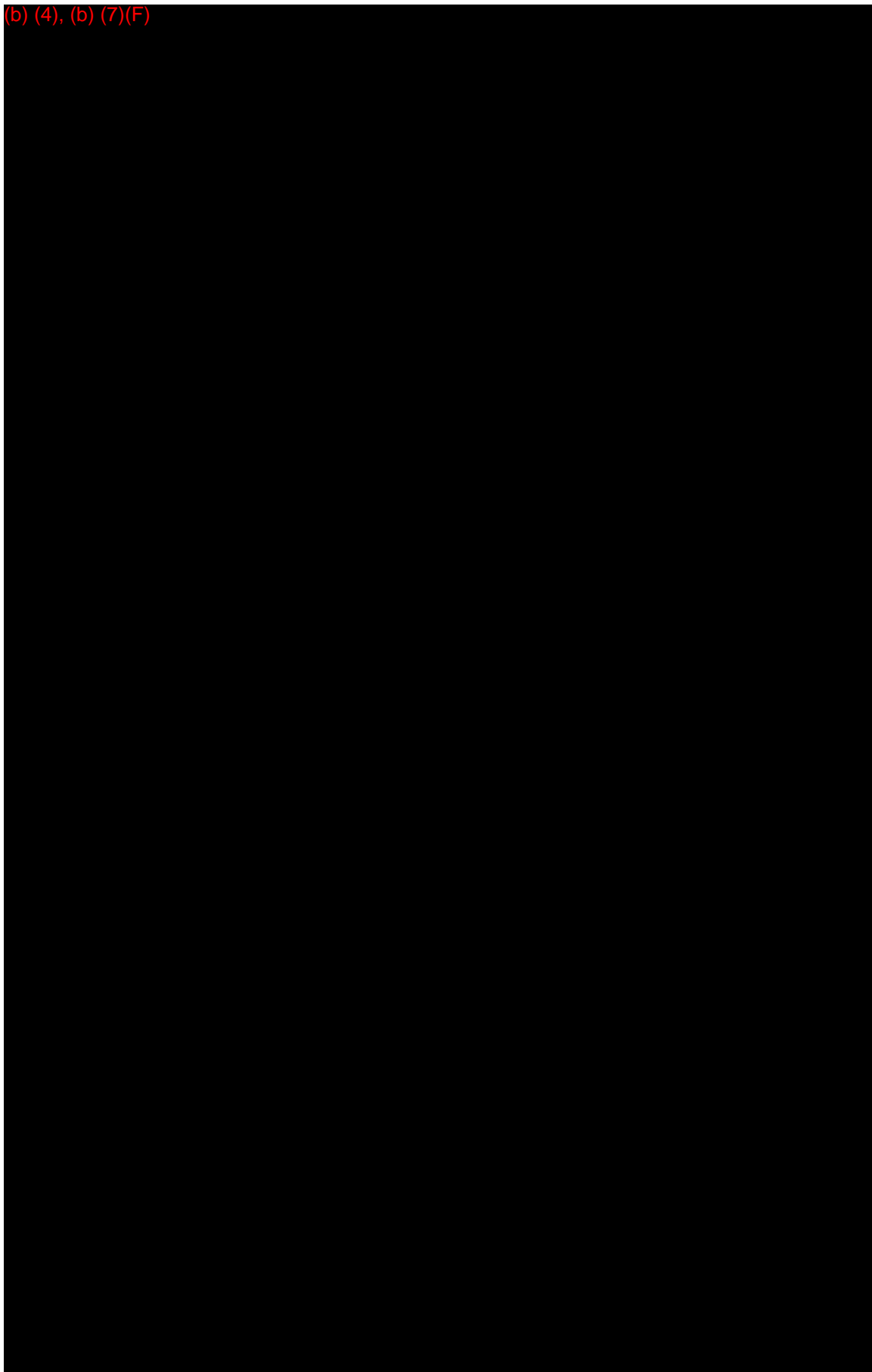
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(b) (4), (b) (7)(F)



12/2/20

(b) (4), (b) (7)(F)



10/2/2020